

B -12. 1

WATER COOLED UNIT SCHEDULE - STANDARD MFR: CLIMATE MASTER

CL-1 BALTIMORE
MODEL VI

6) 亂世 亂世

Appendix E

Unit Information

COMMERCIAL UNITS

There are three Commercial Units (use group 6). The unit areas are as follows:

Unit	Floor	Area
A	Ground	3,159 SF
A	Mezzanine	530 SF
A	Cellar	3,350 SF
Total unit A		7,039 SF
B	Sub Cellar	1,412 SF
C	Sub Cellar	106 SF

The Sponsor has indicated that the Commercial Units are not intended to be offered for sale at the time of the offering.

RESIDENTIAL UNITS

1. General

All Residential Units in the building are Loft Dwellings as defined in the Zoning Resolution.

2. Residential and "Home Occupation" Uses

The Loft Dwelling Units may be occupied by businesses as "accessory uses" under the Zoning Resolution definition of "home occupations". In C6 Districts, the home occupation provision of Section 12-10 shall apply, except that up to 49 percent of the total floor area of the dwelling unit may be used for a home occupation. Refer to the Zoning Resolution for further definition restrictions that apply to permitted uses of "home occupation" areas.

There are twenty-five residential units. Each residential unit is numbered by floor. In addition Lofts on the 2nd through 10th Floors are lettered N for the North Units and S for the South U

3. Residential Unit Conditions at the Time of Offering:

North Units 2nd – 10th Floors

Units 2N, 3N, 4N, 5N, 6N, 7N, 8N, 9N, 10N:

Master bedroom suite with walk in closet and full bathroom, bathroom, foyer, one living/din kitchen with study alcove, one laundry/mechanical room. The units trash/storage area is off building common corridor.

South Units 2nd – 10th Floors

Units 2S, 3S, 4S, 5S, 6S, 7S, 8S, 9S, 10S:

Master bedroom suite with walk in closet and full bathroom, Two bedrooms with two full bathrooms, foyer, one living/dining / kitchen, one laundry/mechanical room. The units trash/storage area is located off the building common corridor.

Architect's and Engineer's Report

The Franklin Tower at 90 Franklin Street (aka 271 Church Street) New York, NY 100
Date: 3/08/99 Revised: 4/27/99 ; 5/19/99 ; 7/23/99 Page: E

Appendix E

Unit Information

Full Floor Units 11th – 16th Floors

Units 11, 12, 13, 14, 15, 16:

Master bedroom suite with walk in closet/dressing room, cedar closet and full bathroom, two bedrooms with one full bathroom and a powder room. Guest bedroom suite with a full bathroom, private elevator lobby, foyer, gallery, rear hall, one living/dining, kitchen with pantry area, one library with a wood burning fireplace, one home office, bathroom, one mechanical room, one laundry room, one trash/storage room.

Full Floor Unit 17th Floor

Unit 17:

Master bedroom suite with walk in closet/dressing room, cedar closet and full bathroom, two bedrooms with one full bathroom and a powder room. Guest bedroom suite with a full bathroom, private elevator lobby, foyer, gallery, rear hall, one living/dining, kitchen with pantry area, one library with a wood burning fireplace, one home office, bathroom, one mechanical room, one laundry room, one trash/ storage room.

Unit 17 has an interior stair with access to a new penthouse living area with a powder room. There is access to a private recreational area on a portion of the building's roof with exterior metal stairs to the new roof of the penthouse. Unit 17's exterior area will be divide from the common exterior residential recreational area by a fence. The new penthouse, fence and metal access stairs are pending approval by the New York City Department of Building and New York City Landmarks Preservation Commission.

Residential Stair:

There is a new communication stair between the 17th Floor of Unit 17 and Unit 17's new Penthouse Area. The stair will be steel. The handrail, balustrade and guard rails will be as required by the New York Department of Buildings.

Unit Finishes:

Unit Finishes except for the bathrooms, laundry rooms, mechanical rooms and trash rooms

Existing plaster perimeter walls will be patched and painted.

New walls will be painted gypsum board.

Existing plaster to remain will be patched and painted.

New ceilings will be painted gypsum board.

Existing concrete floor to be finished polished and sealed or new wood veneer floors will be installed.

Common areas are as follows:

Existing Marble /new walls painted gypsum board.

Existing plaster to remain will be patched and painted

Existing Terrazzo

Painted gypsum board or Existing plaster to remain will be patched and painted

Painted gypsum board

Architect and Engineer's Report

Architect: 90 Franklin Street (aka 271 Church Street)

Architect's Address: 4/27/99 ; 5/19/99 ; 7/23/99

New York, NY 10013

Page: E.2

Appendix E

Unit Information

Floors: Existing concrete floor to be finished polished and sealed or new wood veneer floors will be installed.

All bathrooms, laundry rooms and trash rooms are finished as follows:

Master Bathrooms and Guest Bathrooms

Walls: Ceramic tile wainscot and painted gypsum board
Shower: Ceramic tile
Ceilings: Painted gypsum board
Floors: Marble tile

Powder Rooms

Walls: Ceramic tile wainscot and painted gypsum board
Ceilings: Painted gypsum board
Floors: Marble tile

Bathrooms

Walls: Ceramic tile and painted gypsum board
Shower: Ceramic tile
Ceilings: Painted gypsum board
Floors: Ceramic tile

Laundry Rooms/Mechanical Rooms and Trash Rooms

Walls: Painted gypsum board/ Tile Wainscot
Ceilings: Existing plaster to remain will be patched and painted or painted gypsum board.
Floors: Ceramic tile and base

Mechanical Rooms (11th -17th Floors)

Walls: Painted gypsum board
Ceilings: Existing plaster to remain will be patched and painted or painted gypsum board.
Floors: Ceramic tile and base

Gypsum board will be installed on metal studs, furring, and/or black iron as applicable. Drywall at wet locations will be water resistant. The entire unit will be painted with one coat of primer and two coats of finished latex paint.

Residential Unit Bathroom Fixtures and Fittings:

The Sponsor reserves the right to substitute fixtures and fittings with substantially equal or better fixtures and fitting:

Single Unit: 11th - 17th floor (units 11, 12, 13, 14, 15, 16 and 17)

Master Bath A

Toilet: Waterworks Richmond elongated water closet
Lavatory: Two (2) Waterworks Richmond standard pedestal with Waterworks Aero faucet set
Bathtub: freestanding Waterworks Savoy tub 70" with feet. Waterworks Aero wall mounted faucet set.

Architect's and Engineer's Report

The Franklin Tower at 90 Franklin Street (aka 271 Church Street)

New York, NY 10013

Date: 3/08/99 Revised: 4/27/99 ; 5/19/99 ; 7/23/99

Page: E.3

Appendix E

Unit Information

Shower: built in shower with Duschqueen framed glass door finish polished chrome with standard "G" pull.
Shower faucet set Waterworks Aero concealed shower mix and Julia body spray.

Bath A1

Toilet: Waterworks Richmond elongated water closet
Lavatory: Waterworks Richmond standard pedestal with Waterworks Aero faucet set.
Shower: American Standard "Single Threshold" 48" x 34" with Duschqueen framed glass door finish polished chrome with standard "G" pull.

Bath A2

Toilet: Waterworks Richmond elongated water closet
Lavatory: Waterworks Richmond standard pedestal with Waterworks Aero faucet set
Bathtub: Kohler K-515 cast iron bath 66" x 32" in white with Waterworks Aero hand shower
Guest Bath

Toilet: Waterworks Richmond elongated water closet
Lavatory: Waterworks Richmond standard pedestal with Waterworks Aero faucet set
Bathtub: Waterworks Classic II tub drop in tub into a marble deck,
Waterworks Aero faucet set.
Shower: built in shower with Duschqueen framed glass door finish polished chrome with standard "G" pull.
Shower faucet set Waterworks Aero concealed shower mix.

Master Room

Toilet: Waterworks Richmond elongated water closet
Lavatory: Waterworks Richmond standard pedestal with Waterworks Aero faucet set

Unit: 2nd - 10th floor (units 2N, 3N, 4N, 5N, 6N, 7N, 8N, 9N 10N)

Bath C

Toilet: Waterworks Richmond elongated water closet
Lavatory: Two (2) Waterworks Richmond standard pedestal with Waterworks Aero faucet set
Bathtub: Waterworks Classic II tub drop in tub into a marble deck,
Waterworks Aero faucet set
Shower: built in shower with Duschqueen framed glass door finish polished chrome with standard "G" pull.
Shower faucet set Waterworks Aero concealed shower mixer

Unit: 2nd - 10th floor (units 2S, 3S, 4S, 5S , 6S, 7S, 8S, 9S 10S)

Bath B

Toilet: Waterworks Richmond elongated water closet
Lavatory: Two (2) Waterworks Richmond standard pedestal with Waterworks Easton faucet set
Bathtub: Waterworks Classic II tub drop in tub into a marble deck,
Waterworks Aero faucet set

Architect's Engineer's Report

Architect at 90 Franklin Street (aka 271 Church Street) New York, NY 10013
Architectural Record: 4/27/99 ; 5/19/99 ; 7/23/99 Page: E.4

Appendix E

Unit Information

Shower: built in shower with Duschqueen framed glass door finish polished chrome with standard "G" pull.

Shower faucet set Waterworks Aero concealed shower mix

Bath B1

Toilet: Waterworks Richmond elongated water closet

Lavatory: Waterworks Richmond standard pedestal with Waterworks Aero faucet set.

Shower: American Standard "Single Threshold" 48" x 34" with Duschqueen framed glass door finish polished chrome with standard "G" pull.

Bath B2

Toilet: Waterworks Richmond elongated water closet

Lavatory: Waterworks Richmond standard pedestal with Waterworks Aero faucet set

Bathtub: Kohler K-515 cast iron bath 66" x 32" in white with Waterworks Aero hand shower

Kitchens and Laundries:

The Sponsor reserves the right to substitute equipment with substantially equal or better equipment:

FULL FLOOR Unit Kitchen 11th - 17th floor

(units 11, 12, 13, 14, 15, 16 and 17)

Cabinetry:

Boffi Studio Model Grand Chef Finish: Stainless Steel

Countertop Finishes: to be Stainless Steel at the Grand Chef and Maple Butcher Block at island and pantry countertops.

upper unit: Aluminum framed glass door

lower unit: Brushed Stainless Steel

Island unit: Laminated MDF Board Finish: Setsil Matte Lacquer Charcoal Grey

Hood: Gaggenau

Fixtures & Fittings: DBL Stainless Steel Sink with Garbage Chute.

Faucet KWC # RBK11C, Chromed Mixer/Sprayer

Accessories:

Stainless Steel Garbage Bin

Sliding Butcher Block Cutting Board

Sliding Dish Drain

Sliding Grill

Sliding Stone Warmer

Front Panel for Dishwasher finish: Stainless Steel

Appliances:

Range: Gaggenau three VG353-212 Stainless Steel

Refrigerator: Sub Zero Model 550 Refrigerator with automatic ice maker 36" in Stainless St

Dishwasher: Bosch

Oven/Microwave: Thermador double oven with microwave.

NORTH and SOUTH UNIT KITCHEN 2nd - 10th floor

(units 2N, 2N, 3N, 3S, 4N, 4S, 5N, 5S, 6N, 6S, 7N, 7S, 8N, 8S, 9N, 9S, 10N, 10S)

Cabinetry:

Boffi Studio Model Grand Chef Finish: Stainless Steel

Countertop Finishes: to be Stainless Steel at the Grand Chef

Architect's and Engineer's Report

The Franklin Tower at 90 Franklin Street (aka 271 Church Street) New York, NY 100

Date: 3/08/99 Revised: 4/27/99 ; 5/19/99 ; 7/23/99

Page: 1

Appendix E

Unit Information

Maple Butcher Block at island counters.
 upper unit: Aluminum framed glass door
 lower unit: Laminated MDF Board Finish Setsil Matte Lacquer Charcoal Grey
 Hood: Thermador
 Fixtures & Fittings: DBL Stainless Steel Sink with Garbage Chute.
 Faucet KWC # RBK11C, Chromed Mixer/Sprayer

Accessories:

Stainless Steel Garbage Bin
 Sliding Butcher Block Cutting Board
 Sliding Dish Drain
 Front Panel for Dishwasher finish: plastic laminate Setsil Matte Lacquer Charcoal Grey

Appliances:

Range: Gaggenau KG354-214 natural gas 27" Stainless Steel
 Refrigerator: Sub Zero Model 550 Refrigerator with automatic ice maker 36" in Stainless Steel
 Dishwasher: Bosch
 Oven/Microwave: Thermador oven with microwave
 Hood: Thermador

Laundry (at all units)

Unit: Eljer Stantray Laundry sink
 Washer: GE WSXH208V Horizontal Axis stacking
 Dryer: GE DSXH43EV Horizontal Axis stacking

Lighting:

Units 2nd – 10th Floors 2N, 3N, 4N, 5N, 6N, 7N, 8N, 9N, 10N

Name	Fixtures	Remarks
	recessed wall washer down light, fluorescent step light	
Bath Room	Wall Sconces, MR 16 recessed wall washer down light	
	MR 16 recessed down light, ceiling mounted pendent, under cabinet task light	
Mechanical Room	Florescent Wall mounted utility fixture	
	Halogen Wall Sconces	
	MR 16 recessed wall washer down light, fluorescent step light	
Bath Room	Halogen Wall Sconces	
	Track Light halogen lamps	
	Incandescent A-19 semi - recessed down light with opal white reflector, surface mounted incandescent fixture over mirror	
	Florescent wall mounted utility fixture	

Architect and Engineer's Report

Architect: Geller at 90 Franklin Street (aka 271 Church Street) New York, NY 10013
 Last Revised: 4/27/99 ; 5/19/99 ; 7/23/99 Page: E.6

Appendix E

Unit Information

South Units 2nd - 10th Floors 2S, 3S, 4S, 5S, 6S, 7S, 8S, 9S, 10S

Room Name	Fixtures	Remarks
Corridor	MR 16 recessed wall washer down light, fluorescent step light	
Foyer	MR 16 recessed wall washer down light, fluorescent step light	
Living/Dinning Room	Wall Sconces, MR 16 recessed wall washer down light	
Kitchen B	MR 16 recessed down light, Ceiling mounted Pendent, under cabinet task light	
Laundry Mechanical Room	Florescent Wall mounted Utility	
Bed Rooms	Wall Sconces, MR 16 recessed downlight	
Bath B1 & B2	Incandescent A-19 semi - recessed down light with opal white reflector, surface mounted incandescent fixture over mirror	
Master Bedroom	Incandescent A-19 semi - recessed down light with opal white reflector, surface mounted incandescent fixture over mirror	
Closet	Track Light halogen lamps	
Master Bath B	Incandescent A-19 semi - recessed down light with opal white reflector, surface mounted incandescent fixture over mirror	
Trash Storage	Incandescent wall mounted utility fixture	

2nd - 10th Floors (Areas other then the North and South Units)

Room Name	Fixtures	Remarks
Elevator Lobby	Recessed incandescent wall washer downlight,	
Entry	Wall Sconce	
Corridor	Fluorescent wall mounted utility fixture	

Full Floor Units 11, 12, 13, 14, 15, 16 and 17

Room Name	Fixtures	Remarks
Gallery	Recessed Track Light , Surface mounted incandescent pendent, fluorescent step light	
Rear Hall	MR 16 recessed adjustable down light, Surface mounted incandescent pendent, fluorescent step light	
Living / Dinning Room	Halogen Wall Sconces	
Kitchen A	MR 16 recessed adjustable down light, Ceiling mounted pendent, under cabinet task light	
Pantry	MR 16 recessed wall washer down light	

Architect's and Engineer's Report

The Franklin Tower at 90 Franklin Street (aka 271 Church Street) New York, NY 100
Date: 3/08/99 Revised: 4/27/99 ; 5/19/99 ; 7/23/99 Page: E

Appendix E

Unit Information

Laundry/Mechanical Room	Florescent Wall mounted Utility	
Home Office	MR 16 recessed down light	
Bed Rooms	Halogen Wall Sconces, MR 16 recessed downlight	
Guest Bath A, BathA1 & A2	Incandescent A-19 semi - recessed down light with opal white reflector, surface mounted incandescent fixture over mirror	
Powder Room	Incandescent A-19 semi - recessed down light with opal white reflector, surface mounted incandescent fixture over mirror	
Master Bedroom	Halogen Wall Sconces, MR 16 recessed down light	
Closet	Track Light halogen lamps	
Master Bath A	Incandescent A-19 semi - recessed down light with opal white reflector, surface mounted incandescent fixture over mirror	
Trash Storage	Fluorescent wall mounted utility fixture	
Elevator Lobby	MR 16 Recessed wall washer downlight	
Cover	MR 16 recessed adjustable down light	
Corridor	Fluorescent wall mounted utility fixture	

10th Floor Unit 17 rooms at penthouse

Room Name	Fixtures	Remarks
Area	Recessed Track Light , Surface mounted incandescent pendant, fluorescent step light	
Room	Incandescent A-19 semi - recessed down light with opal white reflector, surface mounted incandescent fixture over mirror	

Building Mechanical Services:

Appendix D for a description, by the Mechanical Engineer for the project, of the following Building Mechanical, Plumbing and Electrical Systems.

Building Mechanical, Plumbing and Electrical Services provided to each Residential Unit.

Requirements of the Unit Purchaser to interface with or modify these Services, at the time of Construction by the Unit Purchaser.

Architect's and Engineer's Report

1000 Tower at 90 Franklin Street (aka 271 Church Street)
Completed: 4/27/99 ; 5/19/99 ; 7/23/99

New York, NY 10013
Page: E.8

Appendix E

Unit Information

6. Light and Air Requirements/Windows:

Under the NYC Building Code, all habitable residential space is required to have direct access to light and air provided by non-lot-line windows.

The light and air requirements shall be as per ZR 112 of the NYC Zoning Resolution, Section 277 of the Multiple Dwelling Law and C26-1205.4 – C26-1205.7 of the Building Code.

Under the Multi Dwelling Law the minimum required ratio of window area to the floor area of a living room shall be 10% where the floor area is less than five hundred square feet or decrease by one percent for every one hundred square feet greater than five hundred square feet of floor area of such living room. Open kitchens are considered as part of the adjacent space where forty percent of the area of the separation between the space is open and without a door.

The required total area of windows providing access to light and air can only be satisfied by non-lot-line windows (i.e. windows along the Church or Franklin Street sides of the building). Lot line windows (i.e. those at the North and East facades) cannot be used to satisfy this requirement.

Unit	Room Name	Floor Area	Req'd Window Area (% of Fl. Area)	Req'd Window Area (SF)	Provided Window Area (SF)
North	Living/Dining / Kitchen *	800	7	56	69
North	Master Bedroom	231	10	23	46
South	Living/Dining Kitchen	795	7	56	184
South	Master Bedroom	228	10	23	46
South	Bedroom 1	176	10	18	46
South	Bedroom 2	192	10	19	23
Full Floor	Living/Dining Kitchen	1032	5	52	92
Full Floor	Library	292	10	29	46
Full Floor	Master Bedroom	417	10	42	69
Full Floor	Guest Bedroom	237	10	24	46
Full Floor	Bedroom 1	189	10	19	46
Full Floor	Bedroom 2	184	10	18	46

Architect's and Engineer's Report

The Franklin Tower at 90 Franklin Street (aka 271 Church Street)
Date: 3/08/99 Revised: 4/27/99 ; 5/19/99 ; 7/23/99

New York, NY 1001
Page: E.5

Appendix E

Unit Information

Residential Unit Areas

The criteria for calculating the area of each unit is as follows:

- To the center line of the demising wall between units.
- To the center line of non-structural common walls.
- To the inside face of common structural walls or elements.
- To the outside face of exterior walls.

Note: Structural elements, such as columns, that fall on the line of the demising wall are apportioned to the units to either side as if the demising line carried straight through them.

and Engineer's Report

100 Greenwich Tower at 90 Franklin Street (aka 271 Church Street)

Revised: 4/27/99 ; 5/19/99 ; 7/23/99

New York, NY 10013

Page: E.10

Appendix F

Unit Areas

UNIT AREA

Sub Cellar Floor

Unit B	1,412 SF
Unit C	106 SF
Building Common Area	4,088 SF
Total Area	5,606 SF

Cellar Floor

Unit A	3,350 SF
Building Common Area	2,256 SF
Total Area	5,606 SF

Ground Floor

Unit A	2,492 SF
Building Common Area	3,114 SF
Total Area	5,606 SF

Mezzanine Floor

Unit # A	557 SF
Building Common Area	624 SF
Total Area	1,181 SF

Floors 2nd – 4th

Unit 2N, 3N, 4N	1,895 SF
Unit 2S, 3S, 4S	2,633 SF
Building Common Area	1,078 SF
Total Area	5,606 SF

Floors 5th – 6th

Unit 5N, 6N	1,895 SF
Unit 5S, 6S	2,633 SF
Building Common Area	1,078 SF
Total Area	5,606 SF

Architect's and Engineer's Report

The Franklin Tower at 90 Franklin Street (aka 271 Church Street)
 Date: 3/08/99 Revised: 4/27/99 ; 7/23/99

New York, NY 10007
 Page: 1

Appendix F

Unit Areas

Floor 7th

Unit 7N	1,895 SF
Unit 7S	2,633 SF
Building Common Area	1,078 SF
Total Area	5,606 SF

Floor 8th

Unit 8N	1,895 SF
Unit 8S	2,633 SF
Building Common Area	1,078 SF
Total Area	5,606 SF

Floors 9th – 10th

Unit 9N, 10N	1,895 SF
Unit 9N, 10N	2,633 SF
Building Common Area	1,078 SF
Total Area	5,606 SF

Floors 11th – 16th

Unit 11, 12, 13, 14, 15, 16	5,027 SF
Building Common Area	579 SF
Total Area	5,606 SF

17th Floor

Unit 17 (Interior Area)	5,027 SF
Building Common Area	579 SF
Total Area	5,606 SF

Architect's and Engineer's Report

1000 Tower at 90 Franklin Street (aka 271 Church Street)

Revised: 4/27/99 ; 7/23/99

New York, NY 10013

Page: F.2

Appendix F**Unit Areas****18th Floor Roof Plan**

Unit 17 (Interior Area)	543 SF
Exterior Area for Unit 17	1,331 SF
Common Recreational Interior Area	496 SF
Common Recreational Exterior Area	2,186 SF
Total Common Recreational Space	2,682 SF
Building Common Area other then Common Recreational Area	1050 SF
Total Area	5,606 SF

Roof of Penthouse

Exterior Area for Unit 17	800 SF

Total Area for Unit 17

Total Interior Area for Unit 17	5,570 SF
Total Exterior Area for Unit 17	2,131 SF

Architect's and Engineer's Report

The Franklin Tower at 90 Franklin Street (aka 271 Church Street)
 Date: 3/08/99 Revised: 4/27/99 ; 7/23/99

New York, NY 100
 Page: F

Mid-Empire's Report **Vol. 90 Franklin Street (aka 271 Church Street)** **New York, NY 10013**
 4/27/99 : 7123/99 **Page: G1**

Appendix G Floor and Site Plans